

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, July 15, 2005, 3:30 p.m., Conference Room No. 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley and Carol Walker; (Jerry Berggren and Terry Young absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the regular meeting held June 17, 2004. Motion for approval made by McKee, seconded by Ripley. Motion carried 4-0: Helwig, McKee, Ripley and Walker voting 'yes'; Berggren, Francis and Young absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

UPDATE ON DOWNTOWN MASTER PLAN BY KENT MORGAN

Members present: Francis, Helwig, McKee, Ripley and Walker; Berggren and Young absent.

Kent Morgan appeared to present an update on the Downtown Master Plan. Staff and consultants are in the process of creating an updated master plan. It has been 30 years since a true master plan for downtown has been done. The elements will probably be similar to the previous plan. Everything from land use to design principals will be looked at. There are 3 supplemental studies; a demand analysis, 2 transportation studies and a bicycle facilities plan. The plan itself is being sponsored by the City and the Downtown Lincoln Association. Crandall Arambula, a firm from Portland, Oregon, is being utilized as consultant. They will be supported by Nelson Nygard and ERA. The study will last about 8-10 months. The boundaries of the study are traditional to the downtown area.

McKee wondered by the study ends at 17th St. Mr. Morgan replied that is the traditional downtown area boundary. Antelope Valley ends at 17th St. so the 2 are being balanced.

Ripley questioned if Antelope Valley will abut the downtown area. Mr. Morgan replied that he was correct. There are many elements that will work in conjunction.

Mr. Morgan stated that the public will be involved. The Planning Dept. has created a website for this project. There is a 22 member Downtown Action Team. Cecil Steward and Jon Weinberg are the co-chairs. There will be workshops. We are encouraging people to come out and participate. The first workshop will be August 10, 2004. First, issues will be identified and then alternatives will be looked at.

APPLICATION BY AMBER AND BRYAN KINNAMAN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1320 NORTH 38TH STREET IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT
PUBLIC HEARING: **July 15, 2004**

Members present: Francis, Helwig, McKee, Ripley and Walker; Berggren and Young absent.

No one appeared.

APPLICATION BY THE HAYDON ART CENTER FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 349 N. 8TH STREET (HARDY BUILDING) IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: **July 15, 2004**

Members present: Francis, Helwig, McKee, Ripley and Walker; Berggren and Young absent.

Mr. Zimmer stated that the Haydon Gallery is seeking a new sign .

McKee likes the new design.

The Commissioners agreed that the new sign is no material effect.

APPLICATION BY DARRELL IHDE FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION AT 4943 LEIGHTON AVENUE IN THE C.F. CREIGHTON LANDMARK DISTRICT
PUBLIC HEARING: **July 15, 2004**

Members present: Francis, Helwig, McKee, Ripley and Walker; Berggren and Young absent.

Larry Zink appeared on behalf of University Place Community Organization. He would request that the Commission delay a vote on this. The association would like time to review the design.

Ripley believes the design is a little different than what was presented at the first discussion.

Ed Zimmer stated that Mr. Ihde would like to have action on this item today.

Ripley believes that a hip roof on the east elevation porch would break the facade a little bit. There used to be an ordinance that would allow the extension of a residence to extend the porch. 2 separate porches would allow the 2 units to remain independent of each other.

Mr. Zimmer presented the floor plan. He does not believe the apron in front of the garage can be counted as a parking space.

Ripley does not want to create a financial hardship for Mr. Ihde but he would like to give the neighborhood a chance to review the design.

Francis moved approval of the footprint, subject to more information on the porch and parking, seconded by McKee. Dialogue with the neighborhood is encouraged. Motion for conditional approval carried 5-0: Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Berggren and Young absent.

**APPLICATION BY CREAMERY LLC FOR A CERTIFICATE OF APPROPRIATENESS
FOR WORK AT 701 "P" STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING:** **July 15, 2004**

Members present: Francis, Helwig, McKee, Ripley and Walker; Berggren and Young absent.

Bruce Helwig declared a conflict of interest. He is the architect on this project.

Ed Zimmer presented pictures of the history of the site. The Fitzgerald Building was previously on the site and burned to the ground around 1900. It was then replaced with the 2 story Beatrice Creamery building. By 1904, 2 more floors were added to the top of the building. The building moved on to mixed warehouse uses. By the 1930's, the first floor windows were widened and sagging and cracking was already noticeable. The building also had some of the first Haymarket type uses. The interior was very rough due to holes in the roof. The building fell into Commonwealth receivership. The building was purchased and significant rehabilitation was done.

Bruce Helwig appeared to present the application. They are looking at finishing the 3rd floor with office space and the 4th floor for residential condominiums. There are some aspects he would like the Commission's input on. The lower half of the fire escape on the west side is not historical.

Robert Alderman feels that the fire escape is a hazard. He stood on it once and did not feel that it was safe.

Helwig noted that there is a stairwell on the south side that he would like to keep so LES can get inside to read the meters.

Cheryl Alderman inquired about the color scheme. She was looking into browns and beiges.

Ripley would like to know the original paint color scheme. Mr. Alderman offered to power wash a portion of the building so the Commission can view the original color. He will let Mr. Zimmer know when this has been completed and the Commissioners can be notified.

Ripley suggested that the fire escape is a nice element, perhaps it could be relocated to the south side as some sort of architectural relic. Ms. Alderman would not want to see the fire escape relocated. It would be additional expense and serve no purpose.

Mr. Alderman believes that the fire escape needs to be removed. He sees it as a hazard. Helwig stated that the Fire Dept. has said that it needs to be removed. It does not meet codes.

McKee moved approval of the color scheme with the applicant to work with Mr. Zimmer for final approval, seconded by Walker. Motion for approval carried 4-0: Francis, McKee, Ripley and Walker voting 'yes'; Helwig declaring a conflict of interest; Berggren and Young absent.

DISCUSSION:

Miscellaneous/staff report

No new information.

There being no further business, the meeting was adjourned at 4:45 p.m.